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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Delph Fields, Long Sutton PE12 9BJ

£549,995 Freehold

- Third of an Acre Plot (STS)
- Superbly Presented
- Prime Location
- Double Garage
- Deceptively Spacious

Executive detached bungalow with extensive accommodation comprising of Main Entrance Hallway, 3 Double Bedrooms, Master Bedroom with En suite, Family Bathroom, Dining Room/Bedroom 4, Lounge, Conservatory/Sun Room, Kitchen Diner, Utility area, superbly presented extensive grounds of approximately 1/3 of an acre (subject to survey). Must view to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



The property is approached by hedged boundaries and extensive block paved driveway providing multiple off road parking for vehicles, gardens to the front are mainly laid to lawn with a wide range of mature shrub and tree borders, bricked arched gated access to both side elevations leading into the rear of the property.

OPEN PORCH

3' 3" x 16' 8" (1.00m x 5.10m) With tiled floor, polycarbonate roof, inset LED lighting, leading to front door with obscured leaded UPVC double glazing with matching obscure leaded glazed panels to both sides leading into:

MAIN ENTRANCE HALLWAY

6' 11" x 36' 7" (2.12m x 11.16m) Textured and coved ceiling with 2 x centre light fittings, 2 x single radiator, central heating thermostat.

BEDROOM 3

10' 11" x 8' 11" (3.34m x 2.73m) UPVC double glazed window to the front elevation, textured and coved ceiling with decorative ceiling rose, single radiator, fitted sliding double door wardrobe into recess with hanging rail and shelving. Fitted outdoor canopy included in sale.



BEDROOM 2

10' 11" x 11' 1" (3.33m x 3.39m) UPVC double glazed window to the front elevation, textured and coved ceiling with decorative ceiling rose, centre light point, single radiator, TV point, fitted sliding glass double door wardrobe into recess with hanging rail and shelving. Fitted outdoor canopy (included in sale).

MASTER BEDROOM

13' 9" x 12' 2" (4.20m x 3.73m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with decorative ceiling rose and centre light point, single radiator, TV point, fitted bedroom fitments with double door full length wardrobe, 2 x single wardrobes, 2 x bedside cabinets with over bed storage units, BT point.

MASTER EN SUITE

6' 10" x 7' 0" (2.10m x 2.15m) With obscured UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, fully tiled walls, vinyl plank flooring, single radiator, fitted with a 3 piece suite comprising of low level WC, pedestal wash hand basin, glass mirror over with shelf with lighting over, shaver point, fully tiled shower enclosure with glass sliding door, fitted thermostatic shower.

FAMILY BATHROOM

7' 0" x 9' 10" (2.15m x 3.00m) With obscured UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, extractor fan, single radiator, fully tiled walls, vinyl plank flooring, fitted with a 3 piece suite comprising of low level WC, pedestal wash hand basin, full tiling to bath area, fitted telephone mixer tap over, built in cupboards with mirror over, shaver point.

LOUNGE

18' 9" x 18' 5" (5.72m x 5.62m) With UPVC double glazed window to the side elevation, sliding patio doors to the rear elevation leading into conservatory, double radiator, single radiator, TV point, BT point, feature inglenook style fireplace with wooden mantle and tiled hearth with matching side plinths with mantles over, fitted gas coal effect fire, 2 x double wall lights. Via sliding patio doors into:

CONSERVATORY/SUN ROOM

15' 8" x 17' 4" (4.78m x 5.29m) Vaulted hexagonal shaped roof with heat resistant glass roof, dwarf brick wall construction with UPVC double glazed windows to both side elevations and the rear elevation with opening t-light windows, TV point, 4 x double radiators, built in air conditioning unit.

DINING ROOM

10' 3" x 12' 5" (3.14m x 3.79m) With UPVC double glazed sliding patio doors to the rear elevation, textured and coved ceiling with decorative ceiling rose and centre light point, single radiator. This room could easily be used as bedroom 4.



UTILITY ROOM

6' 10" x 16' 1" (2.10m x 4.91m) With obscured UPVC double glazed door to the side elevation, obscured UPVC double glazed window to the side elevation, textured and coved ceiling with inset LED lighting, tiled coordinating flooring, single radiator, double door storage cupboard with water cylinder, water softener and slatted shelving, box opening into kitchen/diner, fitted with a range of base and eye level units, inset sink with mono-block mixer tap, space for washing machine and tumble dryer, recessed lighting into cupboards, part tiled walls, wall mounted British Gas boiler (fully serviced) recessed into cupboard.

RECESSED AREA

With coat hanging rails and shelving, central heating controls, leading to obscured UPVC double glazed door leading into the garage.

GARAGE

21' 10" x 20' 8" (6.67m x 6.31m) 2 x electric up and over doors (installed by Everest) to the front elevation, textured ceiling with large loft access space which is fully boarded with pull down ladder and lighting, fitted strip lighting, fitted with a range of base and eye level units with multiple power sockets, UPVC double glazed window to side elevation, obscured UPVC double glazed door to the side elevation, wall mounted electric consumer unit. Fitted stainless steel sink, fitted into cupboards.

KITCHEN/DINER

10' 7" x 12' 7" (3.23m x 3.86m) With UPVC double glazed window to the side and elevations, textured and coved ceiling with inset LED lighting, single radiator, tiled coordinating flooring throughout from utility area into kitchen, fitted with a wide range of oak base and eye level units, display cabinets with under cabinet strip and LED lighting, TV point, integrated dish washer, integrated 5 x stainless steel gas ring hob with central double burner, stainless steel canopy extractor hood over with glass lid, integrated eye level double fan assisted oven over, integrated fridge/freezer, corian worktops, built in drainer, built in one and a quarter bowl sink with pull our mixer tap over.



OUTSIDE

Brick archway with porthole, leading to solid wooden gate, leading to the side of the property, extensively block paved, outdoor tap, leading into the rear garden.

Extensive patio area with remote controlled canopy, crazy paved further raised patio area, electric sockets, further block paved pathway to side elevations, further brick arched entrance with solid wooden gate leading into extensive block paved area, glasshouse, further crazy paved area, tiled pathway which goes to the boundaries all the way around the property. The garden is mainly laid to lawn with a wide range of mature shrub and tree borders including acer, maple and silver birch, further raised brick paved border area. Corrugated shed (2.97m x 3.65m) with sliding door.

DIRECTIONS

Leave Spalding along the A151 Holbeach Road and proceed through Weston and Moulton and on to Whaplode. Proceed through Whaplode and at the mini roundabout take the first exit continuing on the A151. At Pepermint Roundabout take the second exit and stay on the A17. At the next roundabout take the second exit and stay on the A17 for 3.7 miles and take the third exit at this roundabout. At the next roundabout take the first exit onto Station Road and turn left onto Delph Fields.

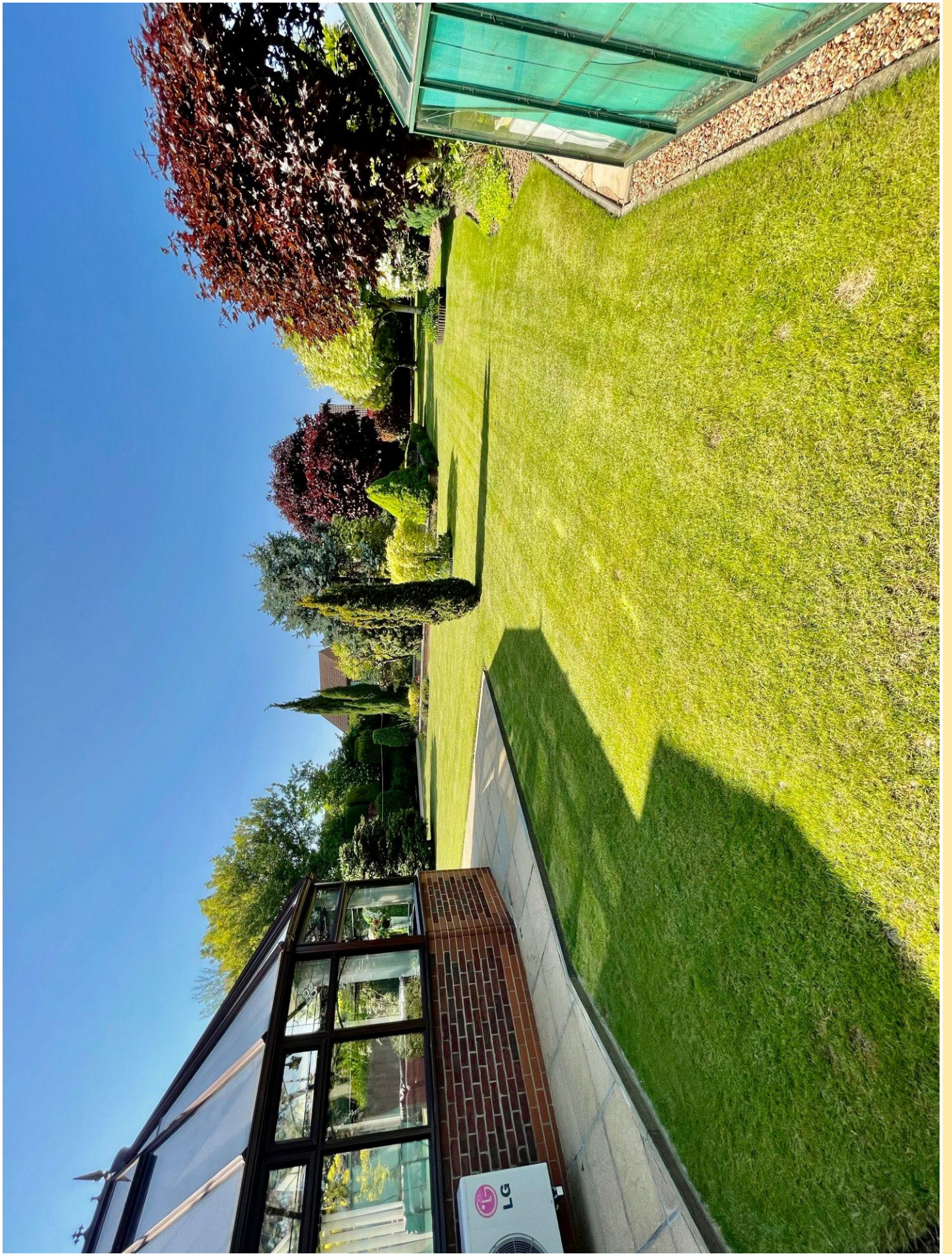
AMENITIES

Local amenities including primary and secondary schools, doctors surgery, range of shops, banks, leisure facilities etc. Easy access is gained to the neighbouring towns of Holbeach, Spalding and Kings Lynn and the city of Peterborough.



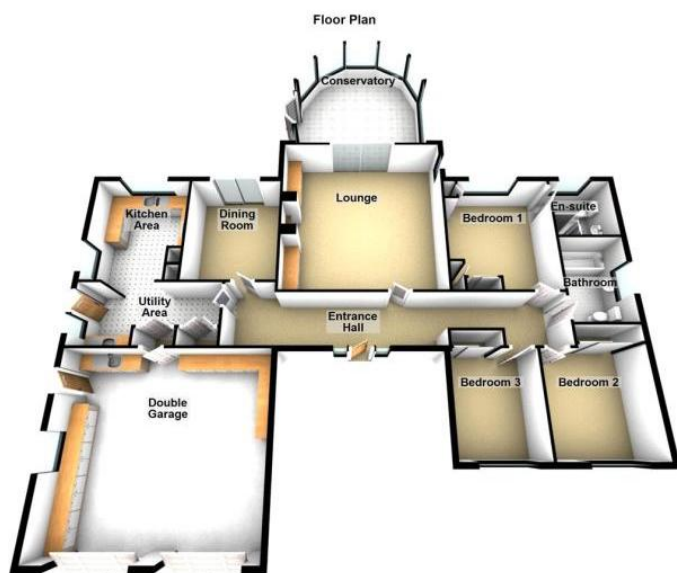












TENURE Freehold

SERVICES All Mains

COUNCIL TAX E

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S11232

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		